



# Enterprise Town Advisory Board

July 12, 2017

## MINUTES

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Board Members: David Chestnut – Chair – **PRESENT** Bonnie Fraser – **PRESENT**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**  
Rocky Brandonisio – **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chayes@yahoo.com](mailto:chayes@yahoo.com)

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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I. Call to Order, Pledge of Allegiance, Roll Call (see above)

**The meeting was called to order at 6:03 p.m.**

II. Public Comment

**None**

III. Approval of June 28, 2017 Minutes

**Moved by: David Chestnut**

**Action: Approved minutes as amended.**

**Motion: PASSED (5-0) / Unanimous**

IV. Approval of Agenda for July 12, 2017

**Moved by: David Chestnut**

**Action: Approved minutes as amended below.**

**Motion: PASSED (5-0) / Unanimous**

Applicant requested holds:

1. **DR-0204-17 – MOSAIC SEVEN, LLC**: Hold to August 9, 2017 Enterprise TAB Meeting per applicant request
2. **DR-0204-17 – MOSAIC SEVEN, LLC**: Hold to August 9, 2017 Enterprise TAB Meeting per applicant request
3. **DR-0204-17 – MOSAIC SEVEN, LLC**: Hold to August 9, 2017 Enterprise TAB Meeting per applicant request

Related applications which will be heard together:

6. **VS-0463-17 – DFI LV II, LLC**
7. **VS-0464-17 – BDEC WEST, LLC**

10. DR-0451-17 – BIG TETON, LLC
11. TM-0091-17 - BIG TETON, LLC
12. VS-0452-17 - BIG TETON, LLC

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events (for discussion)
2. **None**

VI. Planning & Zoning

1. **DR-0204-17 – MOSAIC SEVEN, LLC:**

**HOLDOVER DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) Increased finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **07/19/17 BCC**

**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**

**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.**

**HELD to August 9, 2017 Enterprise TAB Meeting per applicant request**

2. **TM-0041-17 - MOSAIC SEVEN, LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 14 single family residential lots on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. SB/pb/ja (For possible action) **07/19/17 BCC**

**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**

**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting.**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.**

**Held to August 9, 2017 Enterprise TAB Meeting per applicant request**

3. **VS-0206-17 – MOSAIC SEVEN, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Gary Avenue (alignment) located between Rainbow Boulevard and Montessori Street (alignment) and a portion of a right-of-way being Rosanna Street (alignment) located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/pb/ja (For possible action) **07/19/17 BCC**

**PREVIOUS ACTION: April 12, 2017 Enterprise TAB Meeting – Held per applicant to return to May 10, 2017 Enterprise TAB Meeting.**

**May 10, 2017 Enterprise TAB Meeting – Did not appear on agenda – Announced to return to May 31, 2017 Enterprise TAB Meeting**

**May 31, 2017 Enterprise TAB Meeting -Held per applicant to return to June 14, 2017, Enterprise TAB Meeting.**

**June 14, 2017 Enterprise TAB Meeting – Held per applicant to return to the July 12, 2017 Enterprise TAB Meeting.**

**Held to August 9, 2017 Enterprise TAB Meeting per applicant request**

4. **NZC-0277-17 – RAINBOW EXPRESS, LLC:**

**ZONE CHANGE** to reclassify 14.6 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) P-C (Planned Community Overlay District) Zone to C-2 (General Commercial) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow access to a 60 foot wide collector street (Landberg Avenue) that is master planned for single family residential uses.

**DESIGN REVIEW** for a proposed shopping center. Generally located on the west side of Rainbow Boulevard and the north side of Landberg Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **07/18/17 PC**

**PREVIOUS ACTION: June 28, 2017 Enterprise TAB Meeting - Held per applicant to return to July 12, 2017 Enterprise TAB Meeting.**

**Motion by: David Chestnut**

**Action: HOLD to July 26, 2017 Enterprise TAB Meeting per applicant's agreement to meet with neighbors.**

**Motion: PASSED (5-0) / Unanimous**

5. **VS-0418-17 – BLUE DIAMOND & RAINBOW, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**

**PREVIOUS ACTION: June 28, 2017 Enterprise TAB Meeting - Held per applicant to return to July 12, 2017 Enterprise TAB Meeting.**

**Motion by: David Chestnut**

**Action: HOLD to July 26, 2017 Enterprise TAB Meeting due to applicant No Show**

**Motion: PASSED (5-0) / Unanimous**

6. **VS-0463-17 – DFI LV II, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Dallas Ridge Avenue, and between Lakefront Color Street and El Capitan Way within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**  
**PREVIOUS ACTION: June 28, 2017 Enterprise TAB Meeting - Held due to applicant no show to return to July 12, 2017 Enterprise TAB Meeting.**

**Motion by: Rocky Brandonisio**  
**Action: APPROVE per staff conditions.**  
**Motion: PASSED (5-0) / Unanimous**

7. **VS-0464-17 – BDEC WEST, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Herring Cove Avenue, and between El Capitan Way and Quarterhorse Lane within Enterprise (description on file). SB/co/ja (For possible action) **07/18/17 PC**  
**PREVIOUS ACTION: June 28, 2017 Enterprise TAB Meeting - Held due to applicant no show to return to July 12, 2017 Enterprise TAB Meeting.**

**Motion by: Rocky Brandonisio**  
**Action: APPROVE per staff conditions.**  
**Motion: PASSED (5-0) / Unanimous**

8. **TM-0097-17 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**  
**TENTATIVE MAP** for a commercial subdivision on 12.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Warm Springs Road and the west side of Rainbow Boulevard within Enterprise. SS/rk/ml (For possible action) **07/18/17 PC**

**Motion by: Cheryl Wilson**  
**Action: APPROVE per staff conditions.**  
**Motion: PASSED (5-0) / Unanimous**

9. **TM-0098-17 – EPIC RAINBOW, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 3.52 acres in a C-1 (Local Business) and P-C (Planned Community Overlay District) Zone. Generally located on the southwest corner of Rainbow Boulevard and Richmar Avenue within Enterprise. SB/rk/ml (For possible action) **07/18/17 PC**

**Motion by: David Chestnut**  
**Action: APPROVE per staff conditions.**  
**Motion: PASSED (5-0) / Unanimous**

10. **DR-0451-17 – BIG TETON, LLC:**  
**DESIGN REVIEW** for a proposed single family residential subdivision on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Bermuda Road within Enterprise. SS/mk/ja (For possible action) **07/19/17 BCC**

**Motion by: Bonnie Fraser**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

11. **TM-0091-17 - BIG TETON, LLC:**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 4.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Bermuda Road within Enterprise. SS/mk/ja (For possible action) **07/19/17 BCC**

**Motion by: Bonnie Fraser**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

12. **VS-0452-17 - BIG TETON, LLC:**  
**VACATE AND ABANDON** portions of rights-of-way being Pyle Avenue located between Bermuda Road and Placid Street; Bermuda Road located between Pyle Avenue and Frias Avenue; and portion of Fairfield Avenue (alignment) located between Pyle Avenue and Whispering Tree Avenue within Enterprise (description on file). SS/mk/ja (For possible action) **07/19/17 BCC**

**Motion by: Bonnie Fraser**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

13. **UC-0493-17 – ALLAY INVESTMENTS, LLC:**  
**USE PERMIT** for a proposed major training facility (gymnastic and dance) on a 1.8 acre portion of 5.0 acres within an existing shopping center in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 140 feet north of Santoli Avenue within Enterprise. SS/lm/ja (For possible action) **08/01/17 PC**

**Motion by: David Chestnut**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

14. **VS-0511-17 – PARDEE HOMES OF NEVADA:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue (alignment) and Blue Diamond Road, and between Cimarron Road and Buffalo Drive within Enterprise (description on file). SB/co/ja (For possible action) **08/01/17 PC**

**Motion by: Jenna Waltho**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

15. **DR-0504-17 – D.R. HORTON, INC.:**  
**DESIGN REVIEW** for modifications to a previously approved single family residential development on 17.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.  
**WAIVER OF CONDITIONS** of a waiver of development standards (WS-0253-16) requiring limited to 7 models submitted with the design review. Generally located on the north and south sides of Meranto Avenue and the east and west sides of Montessouri Street within Enterprise. SB/pb/ja (For possible action) **08/02/17 BCC**

**Motion by: David Chestnut**

**Action: HOLD to July 26, 2017 Enterprise TAB Meeting per applicant’s agreement to meet with neighbors.**

**Motion: PASSED (5-0) / Unanimous**

16. **WS-0505-17 – URBAN VILLAGE DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **2)** drainage study in conjunction with a minor subdivision parcel map on 45.1 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the north side of Frias Avenue within Enterprise. SS/rk/ja (For possible action) **08/02/17 BCC**

**Motion by: David Chestnut**

**Action: APPROVE Waiver of Development Standards #1  
DENY Waiver of Development Standards #2  
Per staff if approved conditions**

**Motion: PASSED (5-0) / Unanimous**

17. **WS-0516-17 – COUNTY OF CLARK (AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** for increased wall height.  
**DESIGN REVIEW** for a wall in conjunction with an approved data processing center on 17.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Warm Springs Road and the east side of Lindell Road within Enterprise. SS/pb/ja (For possible action) **08/02/17 BCC**

**Motion by: Rocky Brandonisio**

**Action: APPROVE per staff conditions.**

**Motion: PASSED (5-0) / Unanimous**

18. **WS-0517-17 – RICHMOND AMERICAN HOMES NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to establish alternative yards for residential lots.  
**DESIGN REVIEW** for building orientation of 6 proposed single family residences in conjunction with a single family residential development currently under construction on a portion of 7.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located between Agate Avenue and Oleta Avenue and west of Lindell Road and Westwind Road within Enterprise. SB/dg/ml (For possible action) **08/02/17 BCC**

**Motion by: Cheryl Wilson**  
**Action: APPROVE per staff conditions.**  
**Motion: PASSED (5-0) / Unanimous**

VII. General Business:

**NONE**

VIII. Public Comment:

**NONE**

IX. Next Meeting Date

The next regular meeting will be July 26, 2017 at 6:00 p.m.

X. Adjournment

**Motion by: Cheryl Wilson**  
**Action: Adjourn meeting 7:17pm**  
**Motion: PASSED (5-0) / Unanimous**